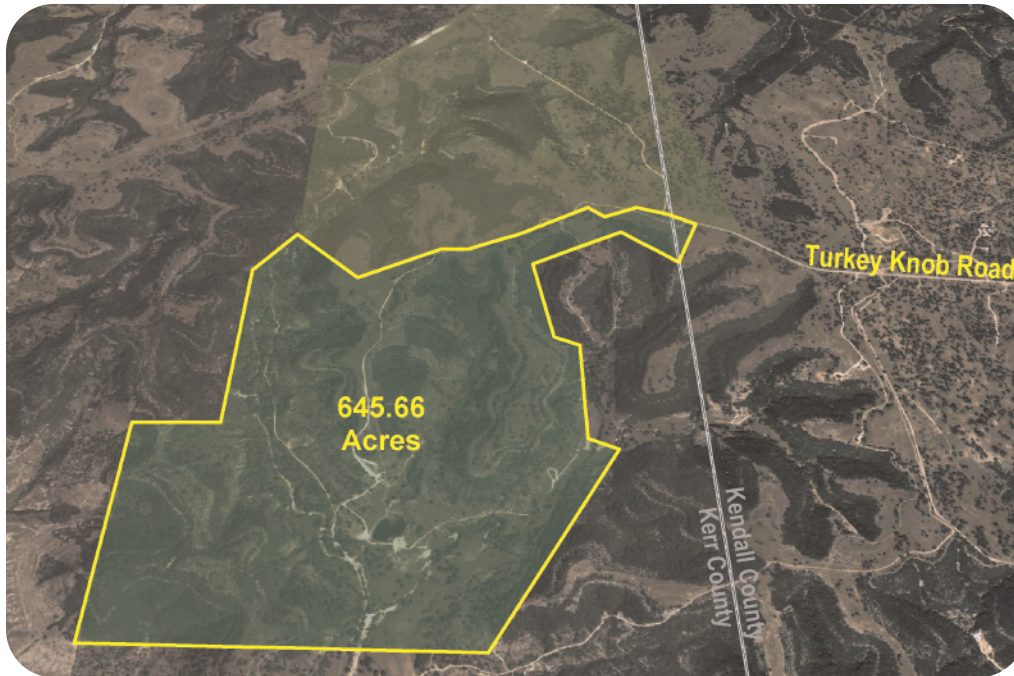


Crofoot Ranch



KERR & KENDALL COUNTIES • TEXAS



© 2007 Google™

Description The subject property is 645.66 acres located in Kendall & Kerr County, TX. 638.34 acres are located in Kerr County and approximately 7.3 acres are located in Kendall County.

Location The site is located at the west end of Turkey Knob, west of Boerne, Texas.

Size The tract is 645.66 acres.

Shape The site consists of an irregular area, and a large rectangular area on the southern end.

Zoning The property is not located within an incorporated city, so zoning does not apply.

Topography The site topography is rolling to hilly, with spectacular views.

Flood Plain The property is predominantly outside the 100-year flood-plain, except for limited areas along the creek bottoms.

Frontage The site has frontage on Turkey Knob Road, an existing two-lane asphalt paved road.

Utilities Electricity and telephone service are available to the site. Wells and onsite disposal systems are the most likely options for water and wastewater service.

TEXAS GENERAL LAND OFFICE

P.O. Box 12873 • Austin, Texas 78711-2873

Phone: 1.800.998.4GLO • Fax: 512.463.5098

Email: russell.may@glo.state.tx.us

The General Land Office does not warrant or represent the information contained in this summary and prospective purchasers are advised to contact all authorities with jurisdiction over the property in order to ascertain its status and suitability for the buyer's intended use.